



Whyte Gate Breach Lane, Tean, Staffordshire ST10 4JL
Guide price £895,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Nestled in a semi-rural setting with picturesque countryside vistas, this ARCHITECT-DESIGNED DETACHED RESIDENCE exudes elegance and spaciousness. Meticulously enhanced by its current owner, the property offers a wealth of modern updates. Set on a generous plot, it also provides the enticing possibility of acquiring ADDITIONAL LAND SOLD SEPARATELY, opening doors to potential development opportunities with Full Planning Permission Granted.

Upon entering, you are greeted by a spacious entrance hall with an adjoining cloakroom. The large lounge, featuring a charming bay window and patio doors, flows seamlessly into the versatile reception room/cinema room. The open-plan fitted kitchen, sitting area, and orangery are the heart of the home, boasting a striking glass-top roof, cream gloss units, and complementary grey quartz worktops. Adjacent to the kitchen is a utility room, providing practical storage solutions. An additional reception room/office completes the ground floor, offering flexible living space for all your needs. The first floor features a galleried landing leading to a luxurious master bedroom with its own dressing area and en-suite bathroom. Two further generously sized bedrooms provide ample accommodation for family and guests, while the family bathroom, boasting a stunning freestanding bath, offers a tranquil retreat. Ascend to the second floor to find another galleried landing area with fitted storage units, a second master bedroom with an en-suite bathroom, and a fifth bedroom, all thoughtfully designed to maximize space and comfort.

The rear garden, perfect for outdoor entertaining, boasts a spacious patio area running across the back of the house with an additional bar, complemented by a sprawling lawn and pathways leading to the upper garden. This expansive outdoor space offers stunning countryside views, making it an ideal setting for relaxation, recreation, and enjoying the natural surroundings.



The Accommodation Comprises

Grand Entrance Hall

16'9" x 12'0" (5.11m x 3.66m)

Welcome to a stunning home featuring a grand entrance hall, showcasing a composite entrance door framed by UPVC side panels. The hallway boasts a tiled porcelain floor, a built-in storage cupboard, and a radiator, blending elegance with functionality.

Cloakroom

5'1" x 5'8" (1.55m x 1.73m)

The cloakroom features a sleek wash hand basin with a mixer tap, vanity units underneath for added storage, a low flush WC, and a chrome towel radiator. The tiled floor seamlessly extends from the hallway, adding a touch of continuity and style.

Lounge

14'9" x 22'4" (4.50m x 6.81m)

The lounge is a spacious and inviting room, highlighted by a feature bay window that fills the space with natural light. It includes two radiators for optimal comfort and UPVC patio doors with side windows, providing easy access to the outdoor area..

Cinema Room/ Reception

13'1" (max) x (3.99m (max) x)

The cinema room is designed for comfort and entertainment, featuring two radiators, two UPVC windows, and inset spot lighting for an optimal viewing experience.

Open Plan Kitchen/Sitting Area

17'5" (reducing to 14'2") x 26'4" (5.31m (reducing to 4.32m) x 8.03m)

The fitted kitchen is a masterpiece, partly nestled beneath an orangery glass feature roof that adds a unique architectural touch. It boasts a cream high gloss finish with large chrome handles and elegant light grey quartz work surfaces. The kitchen features an inset sink with a mixer tap and a curved breakfast bar with seating, perfect for casual dining.

Equipped with modern amenities, the kitchen includes a double Cooke and Lewis electric oven, a Belling induction hob, a Daewoo integrated fridge/freezer, microwave and a convenient wine store. The tiled floor and partially tiled walls complement the luxurious quartz worktops, enhancing both style and functionality. Opening seamlessly into a spacious sitting and dining area, the kitchen creates a cohesive living space designed for both cooking and socialising, making it the heart of the home.

Dining Area

The dining area seamlessly integrates with the kitchen, featuring a dining table surrounded by a built-in seating area for comfortable and stylish dining. It includes a double radiator for optimal comfort and ambiance, with double doors and side windows that flood the space with natural light. Inset spot lighting enhances the atmosphere, while a built-in cupboard provides convenient storage solutions.

Utility Room

6'5" x 8'5" (1.96m x 2.57m)

The utility room is designed for practicality and style, featuring an inset stainless steel sink unit with a mixer tap and base cupboards that mirror the main kitchen's design. Additional wall units on the side wall accommodate storage needs and house the Vokera gas central heating boiler. The tiled floor continues seamlessly throughout the room, offering durability and easy maintenance. Natural light fills the space through a UPVC window, while a rear entrance door provides convenient access to the outdoors, making the utility room a functional and well-appointed area for everyday tasks.

Reception/ Office

8'6" x 10'5" (2.59m x 3.18m)

The reception room features the same elegant tiled flooring as the main living areas, providing a versatile space suitable for various uses such as an office, playroom, or flexible living area. This room offers ample opportunity to customise according to your lifestyle needs.

First Floor

Stairs from the Entrance Hall lead up to the:

Galleried Landing

Having four UPVC windows allowing an abundance of natural light to flow through.

Master Bedroom

14'11" x 11'3" (4.55m x 3.43m)

The master bedroom is a haven of tranquility, boasting four double windows that frame picturesque views of the open countryside.

Dressing Area

5'4" x 7'1" (1.63m x 2.16m)

A dedicated dressing area, perfect for organising and storing clothes with ease.

En-Suite Shower Room

10'10" (into shower) x 5'3" (3.30m (into shower) x 1.60m)

Featuring an enclosed shower with a plumbed-in shower spray and a tiled floor, offering both style and practicality. It includes a wash hand basin with a range of built-in vanity units underneath, ensuring ample storage space. Additionally, there's a low flush WC integrated into the units, complemented by a feature radiator and two windows that enhance natural light and ventilation in the space.

Bedroom Two

11'0" x 12'8" (3.35m x 3.86m)

Outfitted with built-in wardrobes, providing ample storage without sacrificing space. It features a radiator for comfort and enjoys scenic countryside views through two windows, creating a peaceful and inviting atmosphere.

Bedroom Three

14'11" x 11'5" (4.55m x 3.48m)

The room boasts a variety of built-in fitted bedroom units that maximize storage efficiency while maintaining a sleek appearance. Additionally, a radiator ensures comfort throughout the year, while two UPVC windows invite natural light into the space.

Family Bathroom

9'9" x 11'6" (2.97m x 3.51m)

The family bathroom is a luxurious retreat featuring a freestanding bath with a mixer tap, complemented by a shower cubicle with a plumbed-in shower for added convenience. His and her wash hand basins, each with its own mixer tap, provide ample space for personal care routines. A low flush WC and chrome towel radiator add to the bathroom's functionality and comfort. Two UPVC windows allow natural light to illuminate the fully tiled walls, creating a serene and stylish environment.

Second Floor

Galleried Landing

21'2" x 11'8" (6.45m x 3.56m)

The second floor landing has been enhanced with additional storage cupboards, offering an impressive range of storage solutions for added convenience and organisation.

Master Bedroom Four

11'1" x 11'10" (3.38m x 3.61m)

Master Bedroom features a radiator and an UPVC Velux triangle-shaped window, adding character to the room while providing natural light and ventilation.

En-Suite Bathroom

6'5" x 7'1" (1.96m x 2.16m)

Elegantly appointed with a panel in bath equipped with a mixer tap, a pedestal wash hand basin also fitted with a mixer tap, and a low flush WC. Built-in bathroom units with a work surface over them enhance functionality and storage. The walls are adorned with part-tiled effects, adding a touch of sophistication to the space.

Bedroom Five

7'6" x 14'3" (2.29m x 4.34m)

Practical features include a radiator for comfort, a Velux window that adds natural light and character to the room, and under eaves storage to maximise space efficiency.

Outside

Approaching the property, you'll find yourself along a peaceful lane amidst a picturesque countryside setting, surrounded by individual and bespoke properties. Gated access leads into the expansive forecourt of the residence, providing ample parking space and a welcoming area. A charming paved pathway surrounds the house, guiding you to the impressive main front entrance.

The rear of the property boasts extensive garden grounds, offering a breathtaking backdrop. A substantial patio spans the length of the property, ideal for family gatherings and social events, complete with seating areas and an outdoor bar for entertainment. Steps lead down to a well-maintained lawned garden, with a pathway ascending to the top of the garden area. Boundaries are defined by established fencing and hedging, ensuring privacy and a serene outdoor environment.

Additional Land & Development Opportunity

Additional land adjacent to the property is available for inclusion in the sale, offering flexibility for prospective buyers. Whether you envision expanding the current property to include more land or exploring development opportunities for new residential dwellings, this option provides a range of possibilities. Our dedicated team is here to assist you throughout the process, whether you're interested in acquiring both the property and development land or have specific enquiries. Feel free to reach out to our offices for more information and to discuss your options further.

Services

The property has the benefit of LPG Gas, Mains Electricity and Drainage.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage



Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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